



City of Benbrook

Planning and Zoning Commission

DATE: 07/09/2020	REFERENCE NUMBER: FP-20-02	SUBJECT: Whitestone Heights Phase 2. A request to approve a Final Plat for 37.94 acres for residential development.	PAGE: 1 of 3
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With a passing of the "Shot-Clock Bill" (H.B. 3167) during the 86th legislative session of the Texas State Legislature, the Planning and Zoning Commission must approve, approve with conditions, or disapprove any standard final plat submitted to the city, along with their accompanying subdivision construction plans. If the plat and/or subdivision plan conform to adopted city development regulations, the Planning and Zoning Commission must approve.

Project Name: Whitestone Heights Phase 2

Request Type: Final Plat

Site Description: 37.94 acres, out of the T. & R. O. RR. CO Survey, Abstract 1565

Location: Planning Area "E"
Generally located northeast of the intersection of Hawkins Home Blvd. and Benbrook Blvd. (US Hwy. 377)

Zoning District: "BR-PD" One-Family Reduced Planned Development District (Ord. No. 1089)

**Property Owner/
Developer:** SJ Dominion Development, LP
Fort Worth, TX

Background

Apr. of 2001: The City Council approved Ordinance No. 1089, rezoning the Whitestone Heights area, 83.45 acres of land, from "C" Multiple-Family District, "D" Multiple-Family District, and "F" Commercial District, to "BR-PD" One-Family Reduced Planned Development District.

Apr. of 2001: The Planning and Zoning Commission approved a preliminary plat for Whitestone Heights Phases 1 and 2.

Jun. of 2003: The final plat for Whitestone Heights Phase 1 was filed at the Tarrant County Recorder's office, allowing for the submittal of application for development and building permits.

Jun. of 2005: The preliminary plat, approved on April 12, 2001, expired. A preliminary plat expires 2 years after its approval if a final plat application has not been submitted; or, 2 years after the filing of a final plat of property within the preliminary plat boundaries.

Jan. of 2020: The Planning and Zoning Commission approved a preliminary plat for 2 additional phases; a total of 107 single family residential lots.

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Summary

Generally, the applicant's subdivisions plans depict the following:

- Residential Lots and Tracts
 - 58 single-family residential lots;
 - 1 tract for HOA landscaping and screening;
 - 6 tracts for future residential development of Phase 3; and
 - 4 tracts for dedication to the City for a golf cart path for the Whitestone Golf course's use.
- Conformance to zoning regulations ("BR-PD" Ord. No. 1089):
 - Lots meet the minimum 7,000 SF lot size requirement.
 - Corner lots meet the minimum 8,400 SF lot size requirement.
 - Lots meet the minimum 60 FT lot width zoning requirement.
 - Corner lots meet the minimum 66 FT requirement (10% increase over min. interior lot width).
 - Bufferyard screening wall (along Benbrook Blvd.)
 - Meets the minimum requirements of an F2 masonry wall (ornamental/textured wall min. 6ft in height).
 - Bufferyard landscaping (along Benbrook Blvd.)
 - Meets the minimum 10ft width requirement.
 - Meets the minimum plantings requirements per 100 linear feet:
 - Canopy Trees: 2 (minimum 2-inch caliper or 6ft for a multi-trunk clump).
 - Understory: 2 (minimum 4ft in height).
 - Shrubs: 10 (minimum 12 inches in height for evergreen and 115 inches in height for deciduous).
- Alternative Tree Preservation and Mitigation Plan
 - In accordance with the Alternative Tree Preservation and Mitigation Plan (P-20-01), approved by the Planning and Zoning Commission on January 9, 2020, every developed residential lot shall have a minimum of two (2) 3-inch caliper trees, at least five (5) feet in height.
- Access
 - Primary access to Whitestone Heights from Benbrook Blvd. (US Hwy. 377) using the existing Hawkins Home Blvd.
 - Secondary access from Benbrook Blvd. using Golds Hills Dr.
 - Access to the development from existing stub streets; Alta Sierra Dr., Luanna Hills Dr., Spanish Hills Dr., and Gold Hills Dr.
- Storm Drainage
 - Storm water is primarily directed towards City rights-of-way.
 - Where needed, lot-to-lot drainage is permitted through drainage easements.
- Floodplain
 - Tract 37X contains area of unmapped floodplain, not yet recorded with FEMA. Tract 37X shall not be subdivided until a LOMR is approved by FEMA.
- Whitestone Golf Cart Path
 - The golf cart path is being rerouted through the new development, on tracts dedicated to the city.
 - Extinguishment of the existing golf cart path easement requires City Council action.
 - An approved golf cart path phasing plan is required for city review and approve prior to the removal of the existing path. At all times, an all-weather surface, as approved by the city, is required to be maintained during construction.

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Staff Review

- The construction plans and the final plat were reviewed and approved by the city staff and TxDOT.
- The City Engineer certifies that the municipal infrastructure improvements on the project are roughly proportionate to the proposed development as required on similar projects in accordance with Texas Local Government Code Section 212.904.
- Water and Sanitary Sewer Plans
 - Final water and sanitary sewer plans are expected to be approved by the BWA Board on July 7th.

Staff Recommended Motion:

Move to approve the Final Plat, number FP-20-02, subject to the following condition:

1. Execute a Developer Authority agreement from the Benbrook Water Authority (BWA), for the subject property.

Next Steps

- Extinguishment of the existing Whitestone golf cart path easement:
 - Requires City Council action.
- Plat Recordation. If FP-20-02 is approved, the following must occur prior to plat recordation:
 - Approval and recordation of property owner association documents (Establishment of an HOA and Covenants, Conditions, and Restrictions).
 - Execution of a City of Benbrook Developer Agreement.
 - Submission of all documents and fees required for plat recordation.
- Pre-Construction Meeting:
 - Meet with BWA and city development staff prior to beginning construction.

Attachments

1. Final Plat
2. Location Map